GLARE AND LIGHTING STANDARDS

1.0 Purpose of Section

Standards for controlling lighting and glare are set forth to reduce annoyance and inconvenience to property owners and traffic hazards to motorists. These standards are intended to allow reasonable enjoyment of adjacent and nearby property by their owners and occupants requiring adequate levels of lighting of parking areas.

2.0 Glare

Any use shall be operated so as not to produce obnoxious and intense glare or direct illumination across the bounding property line from a visible source of illumination of such intensity as to create a nuisance or detract from the use or enjoyment of adjacent property. All outside lights shall be made up of a light source and reflector so selected that acting together the light beam is controlled and not directed across any bounding property line above a height of three (3) feet. The allowable maximum intensity measured at the property line of a residential use in a residential district shall be 0.5 foot candles.

3.0 Nonresidential Site Lighting

All off-street parking areas for nonresidential uses in nonresidential districts which are used after dark shall be illuminated beginning one-half hour after sunset. Nonresidential uses which abut residential districts shall be required to cease illumination of parking areas at the termination of hours of use. In case only a portion of a parking area is offered for use after dark, only that part is required to be illuminated in accordance with these standards. However, the portion offered for use shall be clearly designated. Illumination of parking areas shall be sufficient to ensure the visibility of pedestrians and the safe movement of traffic within the site.

4.0 Luminaries

Light sources shall be of a down-light, indirect, diffused, or shielded type or so installed and maintained as to reduce glare effect and consequent interference with use of adjacent properties and boundary streets. Bare bulbs above 15 watts or strings of lamps are prohibited except for temporary holiday lighting not exceeding forty-five (45) days per year.

Standards, poles, and fixtures shall be of a single color compatible with the architecture of the building(s) served. The height of such standards, poles, and fixtures, excluding those mounted on a building, shall not exceed the height of the highest roofline of the building(s) within the site except as provided in 5.0.

5.0 Recreational Area Lighting

- 5.1 Lighting for recreational uses (which include athletic courts and fields) may employ standards, poles, and fixtures in excess of the heights prescribed in Section 4.0.
- 5.2 Where recreational uses (as athletic fields and courts) are adjacent to residential uses, separation by streets notwithstanding, and such recreational use is illuminated in such a manner as to produce a light intensity in excess of 0.5 foot candles at the property line of the residential use, or where the light source is exposed to the residential use, living screening consisting of a variety of tree which normally grows to or in excess of a height of 30 feet shall be planted no more than 30 feet on center along the property line abutting the residential use. Further, the tree variety shall maintain a crown width sufficient to form a continuous screen at heights between 10 feet and 30 feet above grade. Such trees shall be a minimum of one-half the required height at the time of planting.

6.0 Thoroughfare Lighting

Lighting provided by governmental entities for safe travel upon public thoroughfares is expressly exempted from compliance with this section.

7.0 Maintenance

- 7.1 All lighting fixtures, wiring, and luminaries shall be installed and maintained in accordance with the National Electric Code as adopted by the City of Garland.
- 7.2 All standards, poles, and supports shall be installed and maintained in accordance with the Uniform Building Code as adopted by the City of Garland.
- 7.3 All fixtures and supports shall be painted or otherwise treated to resist rust and corrosion and shall be maintained in an attractive condition and in a manner consistent with the surrounding architecture.
- 7.4 All fixtures and lamps shall be maintained in a working, serviceable condition at all times.

8.0 Enforcement

Any person violating the provisions of this ordinance shall, upon conviction, be punished in accordance with Section 1-5 of the City of Garland Code of Ordinances.